

VOTE NO. 2

RESOLUTION
Of
THE BOSTON REDEVELOPMENT AUTHORITY

RE: DESIGNATION OF BOSTON UNIVERSITY MEDICAL CENTER AS
REDEVELOPER FOR RE-USE PARCEL 46c IN THE SOUTH END
URBAN RENEWAL AREA, AND RELATED MATTERS.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. Boston University Medical Center be and hereby is designated as developer for South End Re-use Parcel 46c, subject to approval by the Authority of the final plans and specifications for the Doctors' Office Building, publication of public disclosure information, issuance of approvals required by the Housing Act of 1949, as amended, and approval of a land price by the Authority and HUD for such portions of said parcel as are not already owned by said developer.
2. Disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. It is hereby determined that the said redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. The Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority, as Seller, and Boston University Medical Center, as Buyer, providing for conveyance by the Authority of the portion of Disposition Parcel 46c in the South End Urban Renewal Area which is not already owned by said developer for a consideration to be determined by the Authority, subject to Federal concurrence, following two independent re-use appraisals; that the Development Administrator is further authorized, subject, however, to Authority approval of the final plans and specifications for the Doctors' Office Building, and to submission of satisfactory evidence of financial commitments to execute and deliver a deed conveying said property, pursuant to such Agreement, and that the execution and delivery by the Development Administrator of such Agreement and Deed, to which a Certificate of this Resolution is attached, shall be conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.
5. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105(3) of the Housing Act of 1949, as amended.

MEMORANDUM

AUGUST 2, 1967

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: EDWARD J. LOGUE - DEVELOPMENT ADMINISTRATOR

SUBJECT: SOUTH END URBAN RENEWAL PROJECT (MASS. R-56)
PARCEL 46c -- BOSTON UNIVERSITY MEDICAL CENTER

SUMMARY: Approval of Preliminary Plans, Designation of Developer, and Minor Modification of Urban Renewal Plan

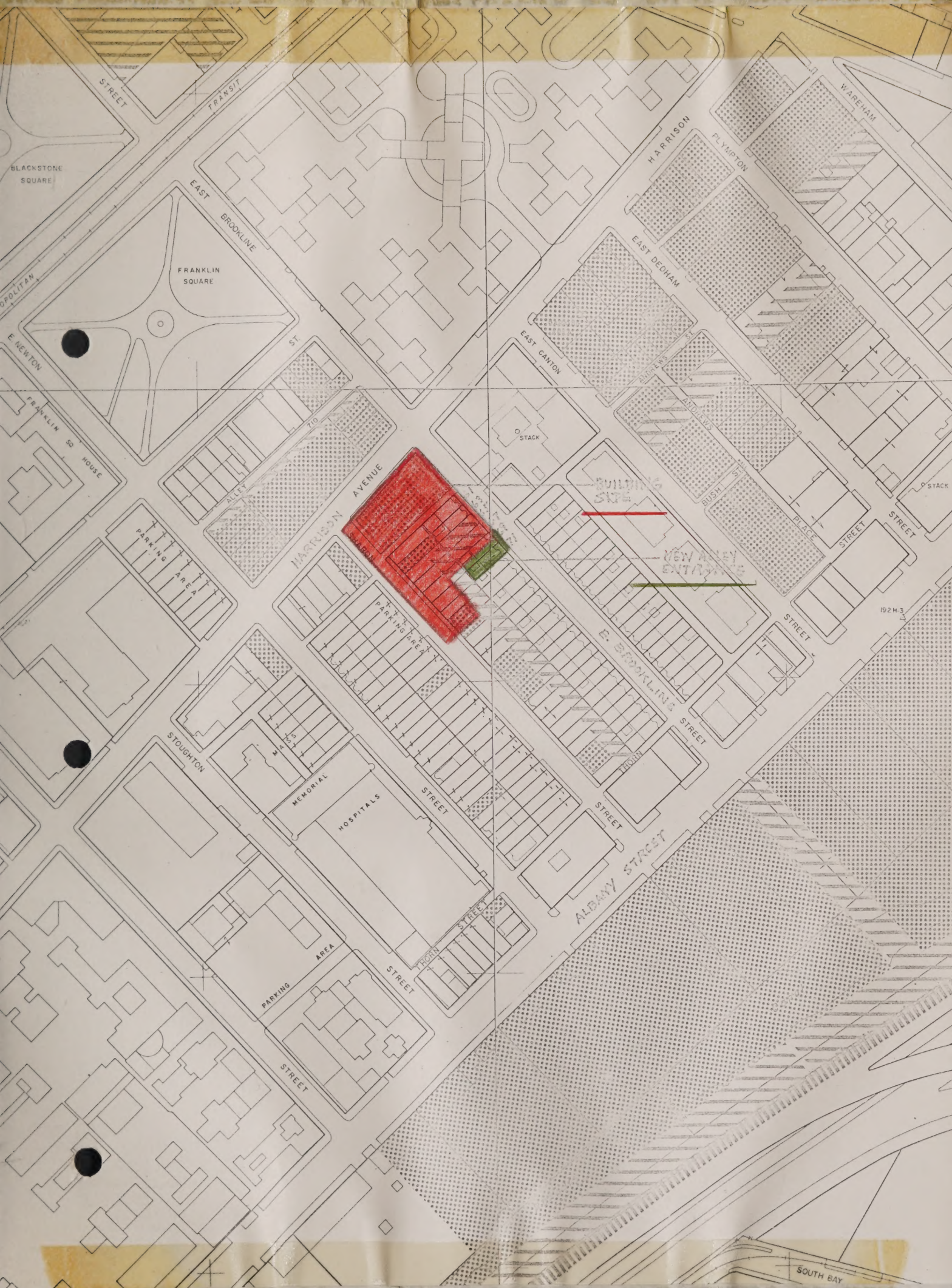
Boston University Medical Center is engaged in a major development program which will extend over several years. One of the first new buildings will be the Doctors' Office Building, the preliminary plans for which are presented herewith for approval of the Board. The Doctors' Office Building will be a fully tax-paying facility. It will contain four floors with 10,000 square feet of rentable space on each floor, providing office space for 40 doctors. The building will be expandable to eight floors, providing a total space for 80 doctors, and will rise above a multi-story parking deck for about 250 cars. BUMC has budgeted 2.3 million dollars for the project. Vote No. 1 attached will approve the preliminary plans of Edwin T. Steffian & Associates.

Much of the land for the Doctors' Office Building is already owned by BUMC, including portions of re-use parcel 46c (designated in the urban renewal plan for institutional use). The Authority has previously advanced the acquisition staging for other portions of 46c, including 4 Sharon Street and 720 and 722 Harrison Avenue. The attached resolution, identified as Vote #2, would designate BUMC as the developer for parcel 46c.

In order to create a site of sufficient size for the Doctors' Office Building, BUMC has acquired or is in the process of acquiring the house lots on East Brookline Street from the corner of the alley behind Harrison Avenue through 71 East Brookline. BUMC has requested that, subject to its acquisition of 61, 63, 67, and 69 E. Brookline Street, the Authority take the following actions:

1. Authorize acquisition from the City of the tax-forclosed property at 65 East Brookline Street (a vacant lot) and conveyance of this property to BUMC in accordance with the Authority's usual disposition procedures.
2. Approve a minor modification of the Urban Renewal Plan to change the designation of the properties at 61 and 63 East Brookline Street from residential to institutional use and of the properties at 65 and 67 East Brookline Street from public to institutional use.
3. Authorize a negotiated acquisition from BUMC of 71 E. Brookline Street (a vacant lot), and so much of 69 E. Brookline Street as will be required for the public alley, and designation of such land for public (alley) rather than residential use.

Vote No. 3 attached would accomplish these measures.



SEPTEMBER 19TH 1974

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